

IN RE: PETITION FOR SPECIAL HEARING
NW/4 Oakdale Avenue, 449' NE
of Taylor Avenue
(7900 Oakdale Avenue)
5th Election District
6th Councilmanic District
Thomas A. Benney, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 88-522-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve the nonconforming use of the subject property as a two-family dwelling as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Mr. Benney, appeared, testified, and were represented by Counsel, Stephen R. Roscher, Esquire. Also appearing on behalf of the Petition were Anthony J. Capizzi, William J. Underwood, and Fred Gladstone. There were no Protestants.

Testimony indicated that the subject property, known as 7900 Oakdale Avenue, is zoned D.R. 5.5 and is improved with a one and one-half story stone dwelling. Mr. Benney testified that he purchased the property on April 6, 1987 from the Estate of Mrs. Capizzi. He testified that prior to purchasing the property, documentation was submitted to the Office of Planning and Zoning wherein a conditional acceptance of the nonconforming use was established by submission of appropriate affidavits. As a result of a recent complaint filed by one of the neighboring property owners, the Petitioners filed the instant petition for a determination as to the valid existence of the nonconforming use of the property as a two family dwelling. Mr. Benney testified that since his purchase of the property, it has been used continuously and without interruption as a two family dwelling.

IN THE MATTER OF
THOMAS A. BENNEY, et ux
Petitioner

IN THE ZONING
OFFICE FOR
BALTIMORE COUNTY
CASE NO.: 88-522-SPH

SUBPOENA

THE ZONING COMMISSIONER of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
Case No.: 88-522-SPH
NW/4 Oakdale Avenue, 449' NE of Taylor Avenue
(7900 Oakdale Avenue)
5th Election District - 6th Councilmanic
Petitioner(s): Thomas A. Benney, et ux
Special Hearing: The nonconforming use as a two family dwelling
Hearing Scheduled: July 6, 1988 at 9:00 a.m.

TO: Mr. Benney, et ux
7900 Oakdale Avenue
Towson, Maryland 21234

YOU ARE HEREBY SUBPOENAED to appear in person before the Zoning Commissioner for Baltimore County at the place, date and time shown above, to testify in the above case.

This Subpoena was requested by Stephen R. Roscher, Esq., Attorney for the Petitioner, Blitz and Frank, 10451 Mill Run Circle, Owings Mills, Maryland 21117, (301)363-0040.

Stephen R. Roscher, Esq.

To Sheriff/Private Process Server: This document is to be delivered in accordance with Zoning Commissioner's Rule IV(C), Baltimore County Zoning Regulations.

J. Robert Haines
Zoning Commissioner

June 24, 1988
Date

Mr. Gladstone testified that he is a retired Baltimore City Police officer and that he has lived at 7811 Oakdale Avenue, which is directly across the street from the subject property, since 1939. He testified that the subject property was built in late 1939 or early 1940. He indicated that after the builder had trouble selling the property after its completion, the property was rented out as two apartments. He further testified that the property has been used as a two family dwelling since its original occupancy as such in the early 1940s.

Mr. Capizzi testified that his parents bought the subject property in 1957. He further testified that from the time his parents purchased the property until his mother's death in August, 1986, the property was used continuously and without interruption as a two family dwelling. He indicated that his parents lived downstairs and rented out the second floor. He further indicated that the second floor was rented continuously until the property was sold in April 1987.

Mr. Underwood testified that he has resided next door to the subject property at 7808 Oakdale Avenue since April 1955. He further testified that to the best of his knowledge, the subject property has been used continuously and without interruption as a two family dwelling since he moved there in 1955.

The complainant, Barbara B. Manner, submitted a letter dated June 30, 1988 to the Zoning Commissioner's Office which has been placed in the case file. Since the letter did not deal with the issue to be decided in this case, that is, the validity of the nonconforming use of the subject property, said letter will not be addressed herein.

The Petitioner seeks relief from Section 104.1, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.).

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., June 16, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 16, 1988

THE JEFFERSONIAN,

S. Zake Olson
Publisher

33.75

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., June 15, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on June 15, 1988

TOWSON TIMES,

S. Zake Olson
Publisher

52.20

The uncontradicted testimony conclusively indicates that the property has been continuously used without interruption as a two apartment dwelling since approximately 1940. After due consideration of the testimony and evidence presented, it is clear that a nonconforming use has existed since prior to the 1945 zoning regulations taking effect.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, it appears that the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of July 1988 that the Petition for Special Hearing to approve the nonconforming use of the subject property as a two apartment dwelling be and is hereby GRANTED from and after the date of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

July 19, 1988

Stephen R. Roscher, Esquire
10451 Mill Run Circle, Suite 340
Owings Mills, Maryland 21117

RE: PETITION FOR SPECIAL HEARING
NW/4 Oakdale Avenue, 449' NE of Taylor Avenue
(7900 Oakdale Avenue)
5th Election District; 6th Councilmanic District
Thomas A. Benney, et ux - Petitioners
Case No. 88-522-SPH

Dear Mr. Roscher:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Posted for: Special Hearing
Petitioner: Thomas A. Benney, et ux
Location of property: NW/4 Oakdale Avenue, 449' NE of Taylor Avenue, 7900 Oakdale Avenue
Location of Sign: 7900 Oakdale Avenue, 449' NE of Taylor Avenue
Remarks: As per Order of July 14, 1988
Posted by: J. Robert Haines
Number of Signs: 1

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 88-522-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the non-conforming use as a two family dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Thomas A. Benney
(Type or Print Name)
Signature: Thomas A. Benney
7900 Oakdale Avenue
Address
Baltimore, Maryland 21234
City and State

Legal Owner(s):
Thomas A. Benney
(Type or Print Name)
Signature: Thomas A. Benney
Lisa S. Benney
(Type or Print Name)
Signature: Lisa S. Benney

Attorney for Petitioner:

Stephen R. Roscher

(Type or Print Name)

Signature: Stephen R. Roscher

10451 Mill Run Circle, Suite 340

Address

Owings Mills, Md. 21117

City and State

Attorney's Telephone No.: 363-0040

7900 Oakdale Avenue
Address
Baltimore, Maryland 21234
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Thomas A. Benney

7900 Oakdale Avenue, Baltimore 21234

Address

Phone No. 668-8948

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of July, 1988, that the subject matter of this petition be advertised, as of July 19, 1988, in two newspapers of general circulation throughout Baltimore County, Maryland, and that the public hearing be held before the Zoning Board of Appeals, Baltimore County, Maryland, on July 27, 1988, at 9 o'clock.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 50388

DATE: 7-29-88

AMOUNT: \$ 33.75

FOR: Special Hearing

Robert Haines

Zoning Commissioner of Baltimore County

DESCRIPTION OF PROPERTY

OWNERS: Thomas A. Benney
Lisa S. Benney

ADDRESS: 7900 Oakdale Avenue
Parkville, Maryland 21234

PHONE: 668-8948

Beginning for the first thereof on the northwest side of Oakdale Avenue at the distance of 449.1 feet northeasterly from the northeast side of Taylor Avenue and running thence northeasterly at right angles to Oakdale Avenue 50 feet thence northeasterly to the northeast corner of the whole tract thence southeasterly along said place of beginning thence reversing said line so drawn and binding thereon southeasterly 110 feet more or less to the place of beginning.

Beginning for the second thereof on the northwest side of Oakdale Avenue at the distance of 441.6 feet northeasterly from the northeast side of Taylor Avenue and running thence northeasterly at right angles to Oakdale Avenue 7.5 feet thence northeasterly to the northeast corner of the whole tract thence southeasterly along said outline 7.5 feet to meet a line drawn northeasterly from the place of beginning thence reversing said line so drawn and binding thereon southeasterly 109 feet more or less to the place of beginning.

Being part of Lot No. 319, all of Lot No. 320 and part of Lot No. 321, as laid down and shown on the Plat of Villa Cresta, and recorded among the Plat Records of Baltimore County, in Plat Book W.P.C. No. 7 folio 60.

The improvements on the above described lots of ground being known as No. 7900 Oakdale Avenue.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

Date: June 27/88



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Thomas A. Harvey
7900 Oakdale Avenue
Baltimore, Maryland 21234

Re: Petition for Special Hearing
CASE NUMBER: 00-572-SPH
7900 Oakdale Avenue, 440' SE of Taylor Avenue
(7900 Oakdale Avenue)
9th Election District - 6th Councilmanic
Petitioner(s): Thomas A. Harvey, et al
HEARING SCHEDULED: JULY 8, 1988 at 9:00 a.m.

Dear Mr. & Mrs. Harvey:

Please be advised that \$100.00 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs
cc: Stephen R. Roehrer, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

May 9, 1988



Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 00-572-SPH
7900 Oakdale Avenue, 440' SE of Taylor Avenue
(7900 Oakdale Avenue)
9th Election District - 6th Councilmanic
Petitioner(s): Thomas A. Harvey, et al
HEARING SCHEDULED: JULY 8, 1988 at 9:00 a.m.

Special Hearing: The non-conforming use as a two family dwelling.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Thomas A. Harvey, et al
Stephen R. Roehrer, Esq.
Barbara Manner
File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer
Zoning Supervisor
FROM: James Thompson
Zoning Enforcement Coordinator
Item No.: 359 (if known)
SUBJECT: PENNY (if known)

Date: 4/6/88

VIOLATION CASE # C-88-796
LOCATION OF VIOLATION 7900 Oakdale Avenue
DEFENDANT Thomas Penny & Lisa Penny 7900 Oakdale Ave
Baltimore, Md. 21234

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS
0 Barbara Manner 7902 Oakdale Avenue, 21234

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 5, 1987

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

Mr. Anthony J. Capizzi
7901 Tilmont Avenue
Baltimore, Maryland 21234

RE: Conditional Acceptance of Alleged
Nonconforming Use
7900 Oakdale Avenue
9th Election District

Dear Mr. Capizzi:

Based upon the Notarized Affidavits signed by Melvin L. Wright, Josephine Greeley and Frederick D. Gladstone, this office conditionally accepts the above-referenced property/use, zoned Density, Residential (D.R. 5.5), as having a non-conforming use status for a two-apartment dwelling. Said acceptance is subject, however, to the following conditions:

1. It is understood by all concerned that this acceptance does not establish an irrefutable presumption of a legal non-conforming use status for this property.
2. This decision is based upon the understanding that the use in question presently exists and the Notarized Affidavits establish a reasonable basis to permit a continuance of the use pending a challenge by any interested citizen of this conditional acceptance.
3. In the event of a challenge, this approval is automatically rescinded, and to be reestablished, a public hearing would be required.
4. In the event of a challenge, the burden of proof is entirely upon the owner of the property in question.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:JED:kbb
MS001

cc: Mr. James E. Dyer, Zoning Supervisor

PETITIONER'S
EXHIBIT 2

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Frederick D. Gladstone
AFFIANT (Handwritten Signature)
FREDERICK D. GLADSTONE
AFFIANT (Printed Name)

Based upon your personal knowledge, please answer the following questions by indicating yes or no in the space provided:

1. Can you verify by this affidavit, and/or testify in Court if necessary, that the home located at 7900 Oakdale Avenue Baltimore MD 21234 has been occupied as a 2 family apartment dwelling since about 1940 or 45 yes (month) (year) (answer)
2. Can you also verify and testify, if necessary, that said apartments have been occupied by renters every year since about 1940 or 45 yes (month) (year) (answer)
3. Will you realize any gain from the sale of this Property? NO (answer)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 24 day of May, 1988 before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared Frederick D. Gladstone, the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Edmond J. Dwyer
NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Betty W. Thompson
AFFIANT (Handwritten Signature)
BETTY W. THOMPSON
AFFIANT (Printed Name)

Based upon your personal knowledge, please answer the following questions by indicating yes or no in the space provided:

1. Can you verify by this affidavit, and/or testify in Court if necessary, that the home located at 7900 Oakdale Avenue Baltimore MD 21234 has been occupied as a two apartment dwelling since July 1960? yes (month) (year) (answer)
2. Can you also verify and testify, if necessary, that said apartments have been occupied by renters every year since July 1960? yes (month) (year) (answer)
3. Will you realize any gain from the sale of this Property? NO (answer)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 18 day of May, 1988 before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared Betty W. Thompson, the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Edmond J. Dwyer
NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant and Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Melvin L. Wright
AFFIANT (Handwritten Signature)
MELVIN L. WRIGHT
AFFIANT (Printed Name)

I have personal knowledge that the home located at 7900 Oakdale Ave., Baltimore County, Maryland 21234 (Address)

has been occupied as a two apartment dwelling since November 1957 (month) (year) I also have personal knowledge that all

apartments within the dwelling have been occupied as such continuously and without interruption of more than one (1) year during any one period since November 1957 (month) (year) This personal knowledge is based upon:

as the son-in-law who assisted in the preparation of the income tax returns of Mr. & Mrs. Agatino Capizzi, who owned the subject property prior to their deaths. The property is now held by Mrs. Capizzi's estate. The representatives of the Estate are currently trying to sell said property.

From 1957 until the present time the apartments in the house were occupied except for short periods (a month or less) when one tenant left and another entered the apartment. The Capizzis occupied their house until Mrs. Capizzi died in August 1986, the apartment, STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of December, 1986, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared Melvin L. Wright, the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Edmond J. Dwyer
NOTARY PUBLIC
My Commission Expires:

Rev. 12/12/85 - nr

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant.

Thelma Hage George
AFFIANT (Handwritten Signature)
THELMA HAGEGEORGE
AFFIANT (Printed Name)

Based upon my personal knowledge I can verify by this affidavit, or testify under oath if necessary, that the home located at 7900 Oakdale Avenue, Parkville, Maryland 21234 was occupied as a two apartment dwelling during the period of time between the dates Oct 1957 to 1958. During that period of time I lived in the apartment in question.

I will not realize any gain from the sale of this property.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of May, 1988, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared Thelma Hage George, the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Edmond J. Dwyer
NOTARY PUBLIC
My Commission Expires: 7/1/90

PETITIONER'S
EXHIBIT 2

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26